

# NorShor Theatre

## MOU with Sherman Associates



# Topics

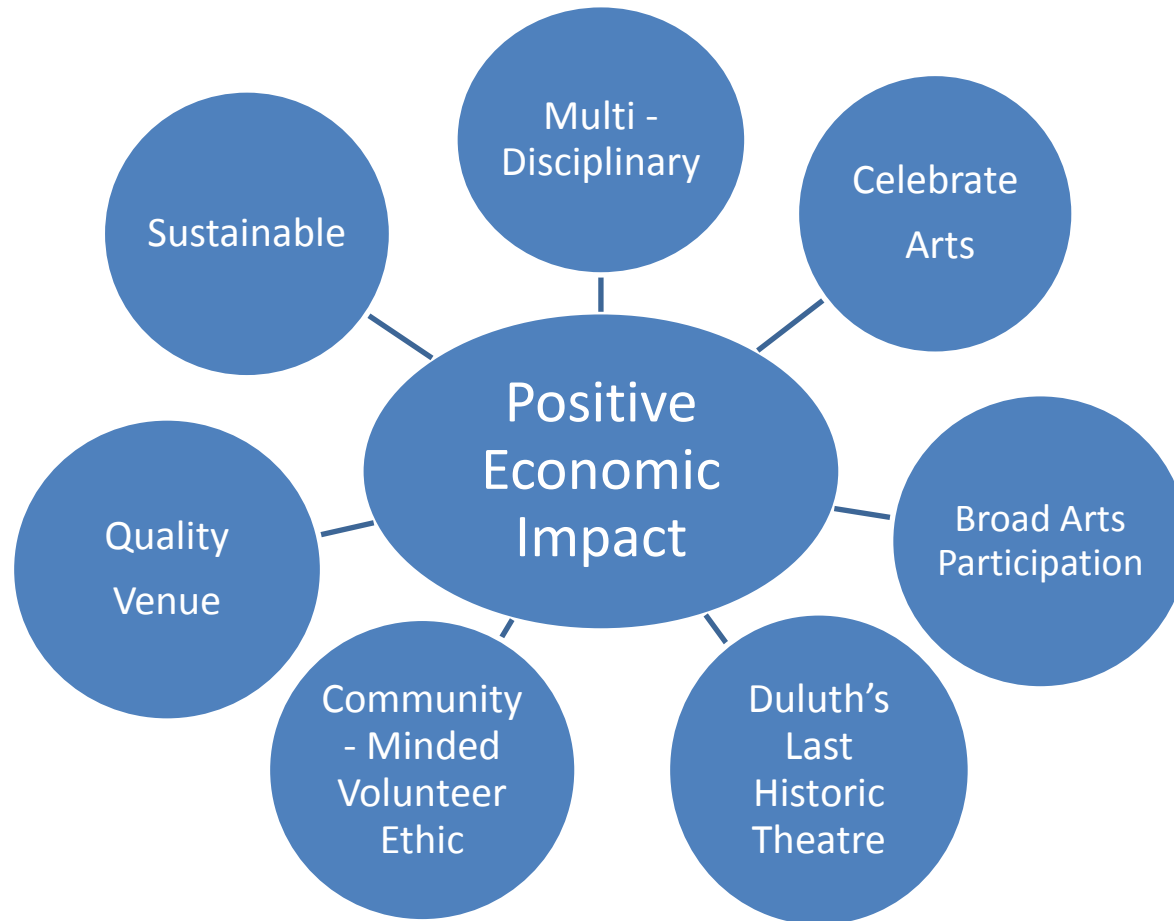
- Introductions
- Vision & Objectives
- Project History & Time Line
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- Return on Investment

# Vision

To be the hub of Duluth's Historic Old Downtown, contributing to a vibrant, welcoming arts and entertainment district



# Objectives



# Project History & Timeline

- Purchase Properties – April 2010
- 100 Year History of Orpheum – Aug. 2010
- Design Project Commences – Dec. 2010
- Design & Renovation Plan – May 2011
- Design Updates & Partnering – Sept. 2011
- MOU – Today
- Development Agreement & Financial Close

# Design

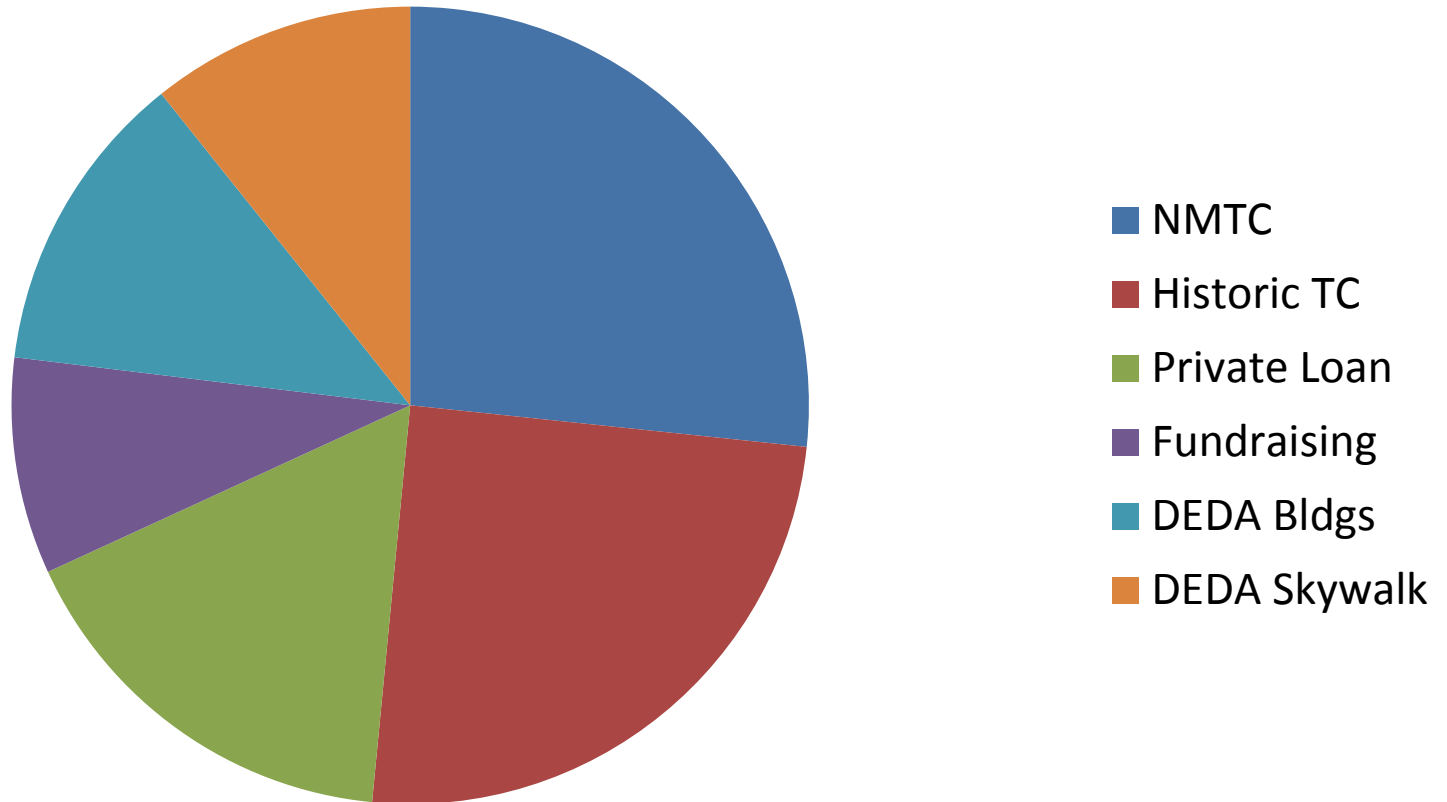
- Focus on Main Theatre: Significant Upgrades
- Double Elevator Shaft: Skywalk & Theatre
- Accessibility: Main Floor & Balcony
- Superior St.: Maximize Storefront
- Playhouse Build-out:
  - Several Options
  - Cabaret Theatre

# Development Tasks and Milestones

- Quarterly Progress Report
- Development Agreement & Financial Close in February 2013
- One Year Construction Estimate
- Open Spring / Summer 2014

# Project Sources

Sources - \$21M

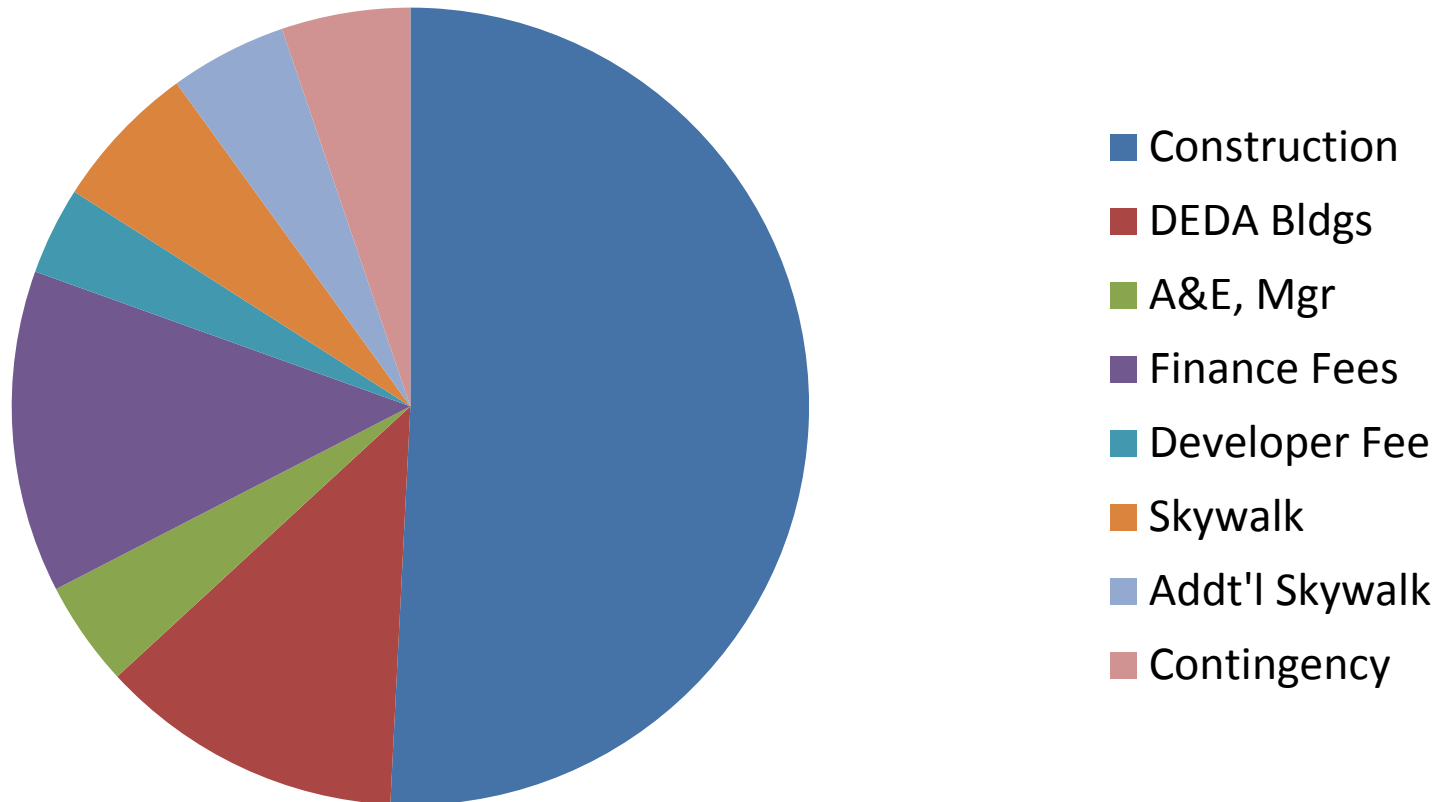


- NMTC
- Historic TC
- Private Loan
- Fundraising
- DEDA Bldgs
- DEDA Skywalk



# Project Uses

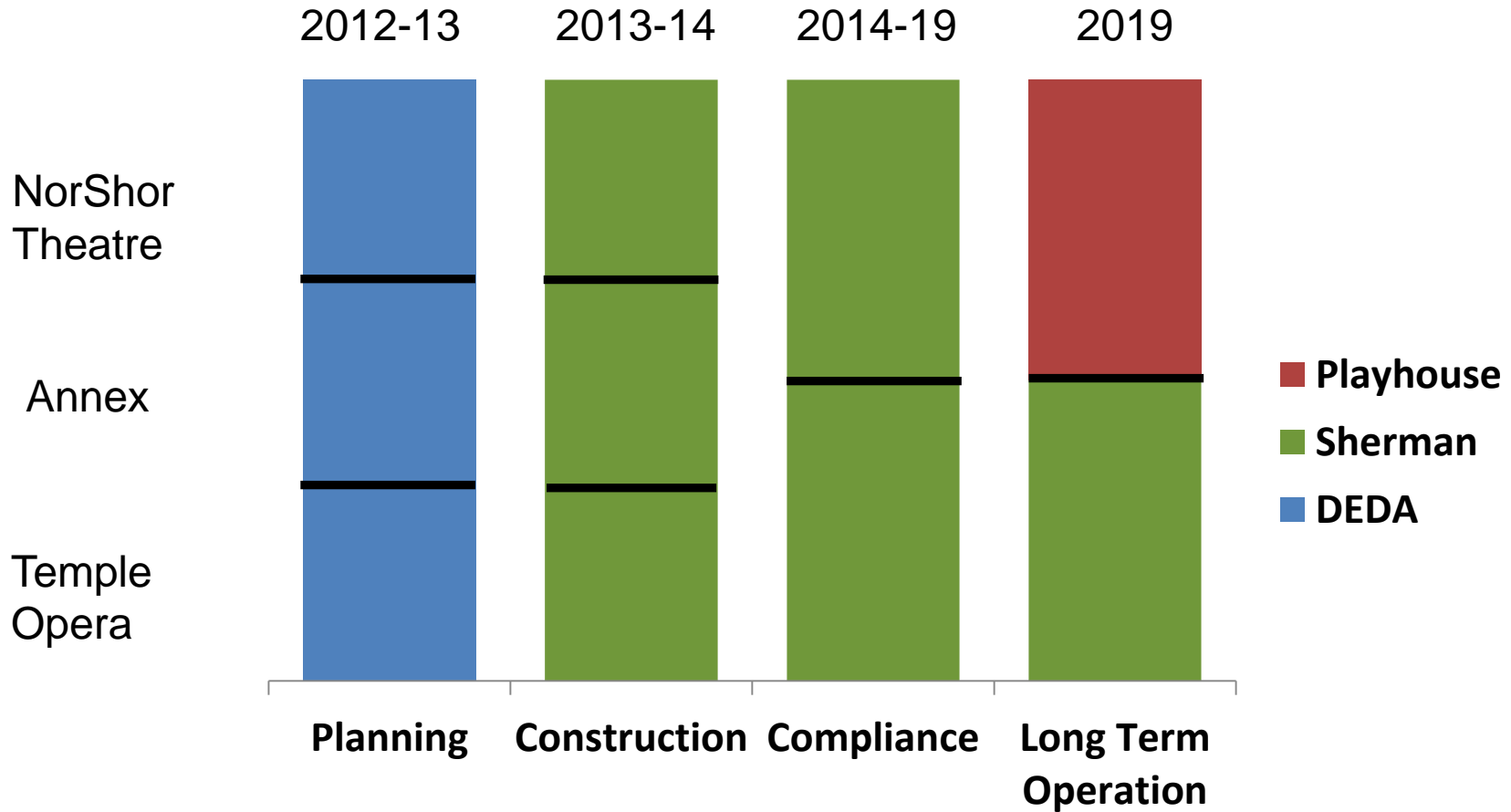
Uses - \$21M



# MOU Summary

- Sherman Associates: Quarterly Updates, Financing & Construction, Operations during Construction & Compliance, Temple Ownership
- DEDA: Operations during Financing, Skywalk Construction & Easements, Possible TIF / Abatement
- Playhouse (Operating Agreement): Theatre Operations, Fundraising, Theatre Ownership

# Ownership Transition



# Return on Investment

- Community Arts & Entertainment Hub
- Positive Economic Impact
- Supports Private Investment in Old Downtown
- Advance Skywalk
- Public-Private-Nonprofit Partnership
- 7:1 Leverage of DEDA Theatre Investment
- Attractive Financial Structure